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Conservation Commission Minutes 04/01/2010

Arlington Conservation Commission
 Minutes
 April 1, 2010

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Nathaniel Stevens, David White, William O'Rourke, Charles Tirone, Catherine Garnett and Ellen Reed of the Commission and Brian Thomas, Associate Commission member. Ezra Benjamin, of the Commission, was not in attendance (Happy 0th Birthday! Jonah Benjamin). Also in attendance were Bruce Whelittle, Virginia Hutchinson, Chris Nauman, Suzy Nauman, Ben Ferber, Aimee D'Onofrio, Andrea Campbell, Andrzej Konierzny, John McKenna, Brian Jones, Mary Winstanley-O'Connor, Rick Dickerson and Michele Hassler.

7:45 p.m. – Commission Business

Reed/O'Rourke moved to approve the 3/18 **meeting minutes** as edited; motion passed unanimously.

Ms. Hassler of the **Cemetery** Commission asked questions on the permit plans for the rear section of Mt. Pleasant Cemetery and on the test pits for Cookes Hollow.

7:45pm – **Working Session** – 11 Princeton Rd

Ms. D'Onofrio and Mr. Ferber presented their plans to build a second story on their ranch style house which is a waterfront lot on Spy Pond. The house is about 50 feet from the shoreline. There would be no changes to the foundation. The work would include a 4x10 foot balcony and a bay window on the pond side of the building. The balcony would be located above an existing patio of concrete pavers.

The Commission directed advised the homeowners to provide very detailed information (on drains, gutters, roof overhang detail, erosion control line, stormwater treatment, and construction access) in a Request for Determination of Applicability.

8pm – **Notice of Intent** – 60 Spy Pond Parkway, Kelwyn Manor Park, land-based phragmites control

This hearing was continued from 2/25/10. The applicant submitted a schematic planting plan for the areas where phragmites will be removed with a combined program of spraying with glyphosate and cutting. There are two zones covered by this permit, the land based and mud-based phragmites patches. There will be seeding with Native Wetland plants (which is very expensive), cattail plugs, willow branch planting. Annual reports should be made to the Conservation Commission. The cut phragmites should not be mulched as its seeds can spread.

Reed/White motioned to close the hearing; motion passed unanimously.

The board will deliberate and vote on the permit at the next meeting on 4/15/10.

8:15pm – **Notice of Intent** – 30 Hamilton Rd, Spy Pond Condos, shoreline stabilization

The board stated that the application was complete it did not require any additional information, and the applicant had not submitted any since the last hearing.

White/O'Rourke motioned to close the hearing; motion passed unanimously.

The board will deliberate and vote on the permit at the next meeting on 4/15/10.

8:30pm – **Notice of Intent** – 30-50 Mill St (former Brighams property) redevelopment

Ms. O'Connor introduced Mr. Dickerson of Wood Partners. Mr. Jones of Allen and Major presented the plans of a multi-unit apartment building. The structure will have parking on the first floor in order to allow the flood plain to maintain unrestricted flow. The site was dry after the heavy rains of 3/27/10. The design team met with FEMA to get an accurate floodplain elevation for the site. The site also has Riverfront area. The design team used the draft FEMA floodplain boundaries rather than those from 1982.

Detailed discussion of the FEMA elevation was provided in the Drainage Calculations addendum. Some members of the Commission did not receive this document. The applicant said that they would provide this information as soon as possible.

The existing vegetation was cataloged. The site presently has one direct discharge to the Mill Brook. The proposed structure will be up on stilts. Bicycle storage will be provided in the apartment building. The overall site redevelopment will result in a reduction in the impervious surface. The parking area under the building is constructed in a manner to provide for unrestricted flow. The designers are following the FEMA flood proofing codes.

The owners of 22 Mill St commented that their parking structure consistently flooded until the high school playing field was rebuilt and the new culverts carrying Mill Brook were installed. Nevertheless, 11 cars were totaled. They are very anxious to have it confirmed that this development would have no additional water directed towards their parking garage or building.

The applicant stated that its proposal will fully comply with the stormwater standards. Some of the existing vegetation will be removed as there is Canadian Hemlock infested with Woolly Adelgid. The stormwater swale will not have infiltration capacity as the groundwater is so shallow. The swale will be a wet swale, with a forebay and weir, and planted with wetland species. The roof leaders go to the swale.

Water quality inlets will be installed, three smaller and one large. The smaller units are CDS units and the larger one will be a 5x12 foot structure at the end of the treatment train.

The Operation and Maintenance plan is given in the Addendum.

The Commission noted that a critical issue is whether the parking structure is a garage or not, since the local regulations prohibit the construction use of parking garages in for Compensatory Flood Storage Areas.

The swale is wet so it cannot be counted as Compensatory storage.

The Applicant said an alternatives analysis is not required for redevelopment of the Riverfront Area.

O'Rourke/Reed motioned to continue the hearing to 5/6/10 at 8:30pm in order to conduct individual site walks and further review the large amount of application materials; motion passed unanimously.

Commission Business (cont.)

The board discussed the procedures for a peer review of the application for **Lot C Coolidge Rd**. The board received two proposals, one from BSC and one from Epsilon. The board has a few more questions for each one. The revolving account is not open yet, so the contracts could not be signed yet.

Meeting adjourned at 10:40pm.

Respectfully submitted,
Corinna Beckwith
Commission Administrator